EXHIBIT 1 (9 PAGES)

SCHLAGE e-bolt

SCHLAGE e-bolt. Resident's Guide

Security and Safety Tips

- **Doors**
  Make sure your E-Bolt deadbolt is locked and secured at all times.

- **Windows**
  As a common entry point for burglars, always lock you window latches and close your blinds. This is especially needed if your residence is at ground level or at the rear of a building.

- **If you go on vacation**
  Have your mail and newspaper delivery stopped. Notify a neighbor or friend that you will be out of town and ask that they keep a watchful eye on your residence.

- **Lock your car while it's in the parking lot/garage**
  Always lock your car when it's parked, whether in a lot or garage. Not only will you protect your car, you will prevent anyone from stealing your garage door opener, which could give them easy access to your building.

- **Avoid dark hallways, entrances and stairwells**
  These are ideal places for intruders to hide while trying to break into your residence or building.

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SCHLAGE e-bolt®

Introducing the E-Bolt® Key Management System

## The most secure locking system designed specifically for multi-family applications

Key Benefits and Features

- Lost or Stolen Keys are no longer an issue with the E-Bolt Key Management System. Your property manager can invalidate lost or stolen keys in a matter of minutes without changing or re-keying your lock or effecting the usage of other valid keys you may have.

- E-Bolt Intelligent Keys cannot be duplicated. Only your property manager can program your E-Bolt deadbolt to accept additional keys.

- Access control features can be programmed into your E-Bolt deadbolt allowing specific keys to only work on selected days and at specific times. These keys can then be given to service providers allowing only limited access.

- An audit trail can be performed on your E-Bolt Deadbolt should you ever have a concern about who has accessed your residence. The audit trail will provide information, showing which authorized keys were used, including the date and time.

- Your E-Bolt deadbolt lock has also been designed to provide you three times more protection against kick-in and crow bar prying attacks than a standard multi-family deadbolt

The E-Bolt Deadbolt allows access only with authorized keys
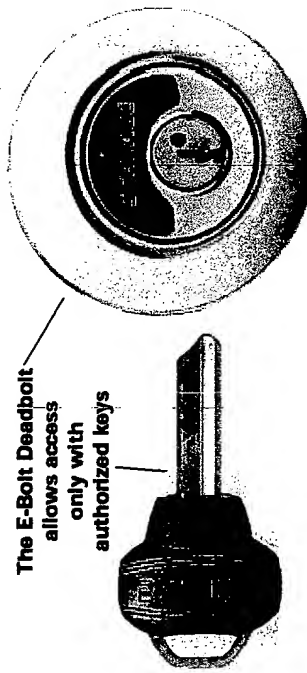
Operating Instructions

Entering your residence

Insert your key into the deadbolt until you see the LED illuminate green. Continue turning the key in one continuous motion until the deadbolt is completely retracted. Return the key to the starting position and remove the key. Rotate the lower knob or lever to enter your residence.

Leaving your residence:

After you exit your residence and close the door, insert your key into the deadbolt until you see the LED illuminate green. Continue turning the key in one continuous motion until the deadbolt is completely extended. Return the key to the starting position and remove the key. Your E-Bolt deadbolt is now locked.

What to do when a key is lost or stolen or when you do not want an existing key to be able to access to your residence:

Contact your property manager immediately. Your property manager can then reprogram your E-Bolt deadbolt to invalidate the lost or stolen key(s). Your property manager can also program your E-Bolt deadbolt to accept replacement key(s) at the same time should you request them.

Requesting additional keys:

Contact your property manager to request additional keys. Your E-Bolt deadbolt can be programmed in just a few minutes to accept additional keys.

Requesting an Audit Trail of your E-Bolt deadbolt:

Contact your property manager to request an audit trail. Only your property manager can run an audit trail on your E-Bolt Deadbolt.

What to do if the LED on the front of your E-Bolt deadbolt flashes red:

A red LED on your E-Bolt deadbolt can indicate three different conditions. See below for a detailed explanation of the three different conditions. Contact your property manager if the condition indicated requires service to your E-Bolt deadbolt.

The light emitting diode (LED) indicator on the deadbolt provides important performance information:

Displays green
Valid resident key.
The deadbolt will operate.

Displays red
Invalid resident key.
The deadbolt will not operate.

Displays green, three red flashes
Battery needs replacement.
Contact property maintenance.

One flash red, displays green
Indicates the property manager's programming key was used to change the deadbolt's programming.

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Property Owners/Managers

The E-Bolt Key Management System is designed for multifamily property management applications. The E-Bolt Key Management System saves you time and money by eliminating the need to replace or rekey locks when new residents move in. E-Bolt keys cannot be duplicated, providing you with additional revenue streams as you now control all keys used at your properties. In addition, the E-Bolt Key Management System helps limit your liability by allowing you to audit the E-Bolt deadbolt, letting you know which keys were used and the exact date and time of use.

E-Bolt Product Portfolio

ROI Benefits & Cash Flow/ROI Calculator

Installation and Technical Information

Contact/Information Request Form
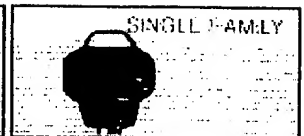
Advantages vs. Traditional Solutions
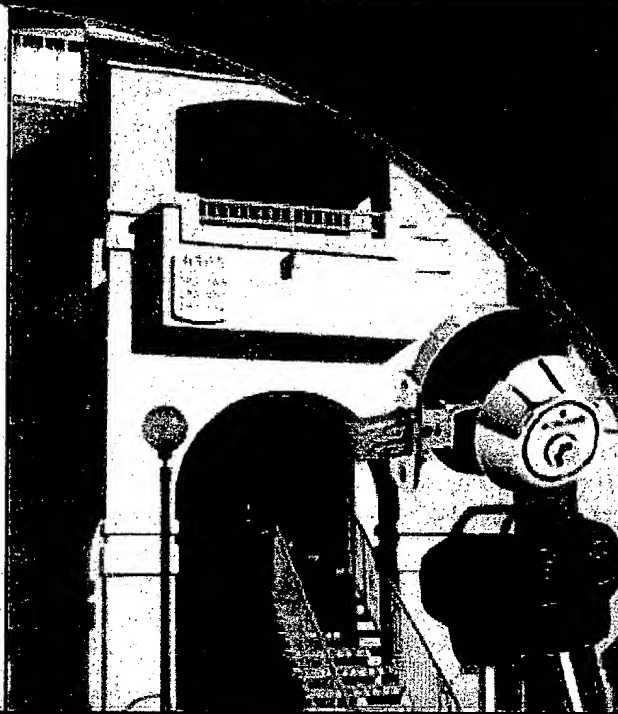
Features & Benefits

Video

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E-BOLT KEY MANAGEMENT SYSTEM

Key Management, Access Control and Securit
for multi-family property management and
single-family applications.

A new and innovative key management
system. State-of-the-art Key Management,
Access Control and Security, only from
Schlage, the market leader in residential and
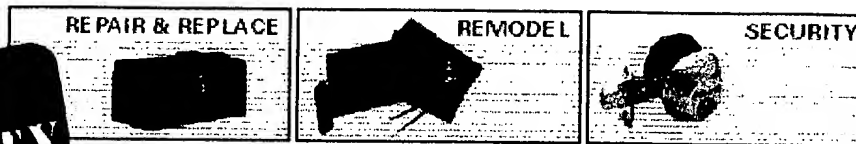commercial security.

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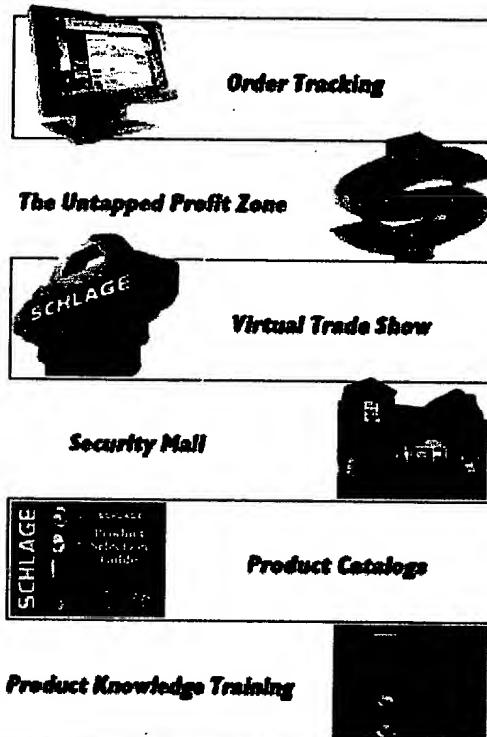
Recent Press Releases/Upcoming Events

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SCHLAGE INTRODUCES E-BOLT, A SIGNIFICANT ADVANCE IN KEY MANAGEMENT TO THE MULTIFAMILY AND SINGLE-FAMILY HOUSING MARKETS.

UNSECURED AREAS, UNCONTROLLED ENTRY, REPRESENT A HIGH SECURITY RISK, AND RESULT IN HIGH COST OF KEY MANAGEMENT.

SCHLAGE PROVIDES INNOVATIVE SOLUTION WITH E-BOLT.

Apartments, homes and resorts often require continuous entry by service staff, maintenance people and others - requiring access that is not controlled. Whether they are at home or not, many others have keys to their property that remain outside of their knowledge and control. his is a significant cost and security problem for property owners and managers. This was recognized by Schlage, the market leader in locksets, who identified a totally new way to provide security for the public.

E-Bolt represents an innovative solution to these problems. E-Bolt's Key Management System provides residents, property managers and property owners with a cost-effective way to limit entry to these otherwise unsecured areas, provide an audit record, limit liability and reduce costs.

The new Schlage E-Bolt is an electronically controlled deadbolt, programmed to accept only specific keys. Property managers will never have to re-key or replace a lock again. When a resident leaves, the lock is easily reprogrammed to accept new keys and to make the old keys inoperative.

Property managers or property owners realize significant new benefits in key control, time savings and cost control, reduced liability, and resident satisfaction.

Residents enjoy a higher level of security. The risk associated with unwanted key duplication is eliminated.

The E-Bolt deadbolts can be programmed to allow specific keys to work at only certain days and times. These keys can then be given to maintenance people, cleaning services, etc. Common areas can also be programmed to be accessible only at certain times for all resident keys.

The E-Bolt Key Management System also has the capability to run an Audit Trail on the E-Bolt deadbolts. The E-Bolt deadbolts record the date, time and key identity of each valid access. When needed, this information can then be downloaded to the property manager's

computer, creating a permanent record that shows the date, time and key identity of each valid entry.

Homeowners now have a way to control access, whether they're home or not.

These benefits accrue to single-family homeowners, and second-homeowners, who have a greater need to monitor access to their property by service people. For example, second-homeowners require lawn care, housekeeper care, pool care and other services, often when they're not at home. E-Bolt provides a way to limit access, by day or hour or frequency, AND provide a record of those visits. When any service person completes their service, or is dismissed, their key is immediately and automatically deactivated, without requiring re-keying or replacing the locks.

E-Bolt is also very economical, and provides the highest level of deadbolt security.

There are 38 million multifamily units in the United States, with another 350,000 built each year. Of those, 20.6 million are rental apartments and 17.4 million are condos or townhouses. Each of these units requires some level of key management.

Because the annual resident turnover rate is as high as 70%, re-keying represents a significant investment in time and money for the property owner. Even residents who aren't moving can create problems for building owners by losing their keys or handing out unauthorized duplicates to family members, friends or service people. If just one of the duplicate keys is lost or stolen, all affected locks should be re-keyed or replaced.

"We knew Schlage, which is the market leader in locksets, could be the market leader in multifamily environments by creating a solution to these key management problems," said Kevin Kraus, strategic business unit manager for electronic access control at Schlage Residential Security and Safety. "The technology was there, but it hadn't yet been defined for this important market."

An apartment complex with 300 units needs to replace or re-key 15-18 locks every month. This normally takes 1 to 2 days. With the E-Bolt Key Management System, 18 E-Bolt deadbolt locks can be reprogrammed in less than one hour!

Lost or stolen keys are no problem either, thanks to the ability to de-program any key - again, without having to change the locks! And, a resident cannot duplicate the keys. Any replacement or additional keys must come from the property manager, and only Schlage. The keys are under $15 to replace and provide an additional flow of income for the property owner.

"The vision for E-Bolt is to provide increased security - the number one concern of residents and homeowners," Mr. Kraus noted. This may allow for savings in insurance...another big plus for resident recruitment and retention.

The E-Bolt deadbolt meets or exceeds all ANSI Grade 2 requirements. It offers three times more protection against forced break-ins than a

standard Grade 3 multifamily deadbolt. To provide additional strength to the doorframe, the deadbolts come with a standard strike frame reinforcer and 2-inch long screws. The E-Bolt deadbolts do not use pins, which makes the locks completely pickproof.

"E-Bolt is really the pathway to a higher degree of perimeter security and affordable access control. Increased perimeter security provides more important protection against break-ins," Kraus noted. (Electronic access control only intervenes once a break-in has occurred.)

Schlage, the most recognized and preferred brand of residential locksets, offers a full line of door hardware and decorative trim for single-family and multifamily housing. As part of IR's Security and Safety Sector, Schlage can also offer the most complete portfolio of commercial architectural hardware products to multifamily property owners and managers for their security, key management and access control.

E-Bolt and Schlage are part of IR, an $8 billion diversified manufacturer of leading global brands in Security and Safety, Climate Control, Infrastructure and Industrial Productivity.

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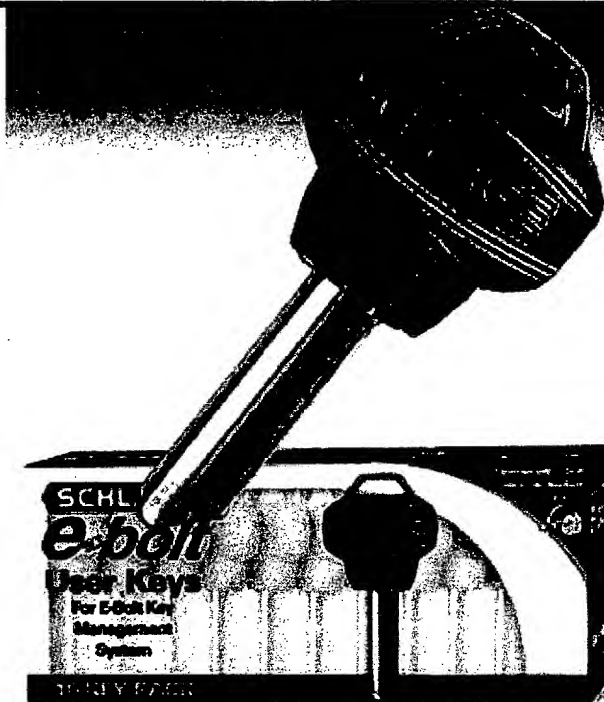
Residents

The E-Bolt Key Management System is designed to provide residents with the most secure key management and access control system possible. E-Bolt keys cannot be duplicated, so lost or stolen keys are no longer an issue. Residents only need to notify their property manager, who can reprogram the E-Bolt in just minutes, making lost or stolen keys useless to a would-be thief.

E-Bolt deadbolts meet or exceed all ANSI Grade 2 requirements and are three times stronger against kick-in and crowbar prying attacks than standard Grade 3 multifamily deadbolts.

Resident Guide PDF
(requires Acrobat Reader)

General E-Bolt Information

Frequently Asked Questions

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